

PRIME DOWNTOWN RETAIL SPACE

FOR LEASE / 507 4th St SW, Albuquerque, NM 87102

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LEASE PRICE:

$15.00 / SF for entire space

$19.00 / SF for divisible space

BUILDING SIZE	+/- 6,560 SF
LAND SIZE	+/- 0.661 AC
ZONING	MX-L

FEATURES

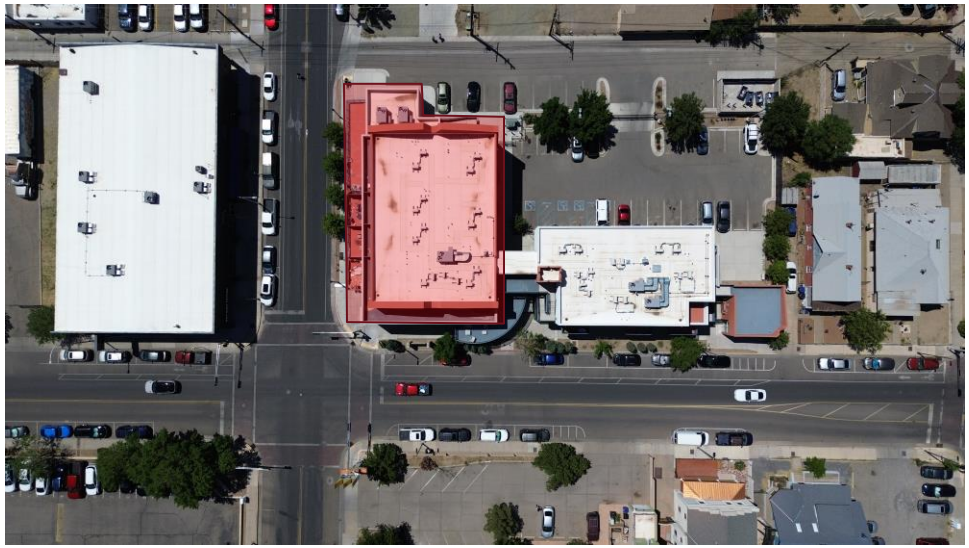
- Prime Downtown Location
- Excellent Street Visibility & Signage Potential
- Flexible Layout Suitable for Retail, Restaurant, and more.
- Surrounded by Established Businesses, Restaurants & Entertainment

Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALFREDO BARRENECHEA
Qualifying Broker
(505)401-0135
alfredo@go-absolute.net

JOAQUIN ALINDOGAN
Associate Broker
(505) 985-8181
joaquin@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of this rare +/- 6,560 SF Retail Space positioned in Albuquerque's vibrant downtown district, located at 507 4th St SW, Albuquerque, NM 87102.

Located along a highly visible hard corner intersection, the property benefits from strong daily traffic, excellent ground level accessibility, and close proximity to established restaurant, entertainment venues, professional offices, and major downtown attractions.

The space itself features a versatile open layout making it idea for various retail concepts such as food halls / restaurants, groceries, creative spaces and more. Large storefront windows and roll-up garage doors surround the property creating a welcoming and open downtown attraction. Don't miss this prime downtown retail opportunity!

VIEW WEBSITE > **VIEW VIDEO >**

PROPERTY SUMMARY

PROPERTY ADDRESS	507 4th St SW, Albuquerque, NM 87102
PROPERTY DESCRIPTION	Retail
PROPERTY SIZE	+/- 0.661
TOTAL BUILDING SIZE	+/- 6,560 SF
ZONING	MX-L (Mixed Use Low-Intensity) More Information: City of Albuquerque IDO Zone Code MX-L
ACCESS	Street Access through North, East, South, and West entry doors. Car Access through 4th Street.
VISIBILITY	Great Visibility from Coal Ave & 4th Street
SIGNAGE	Building Signage Available

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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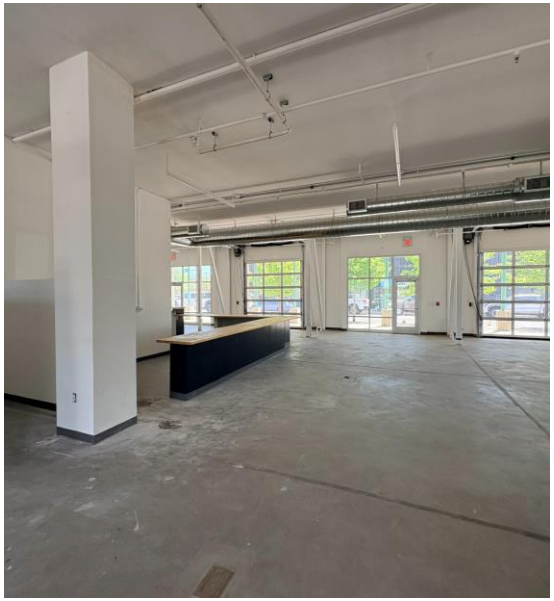
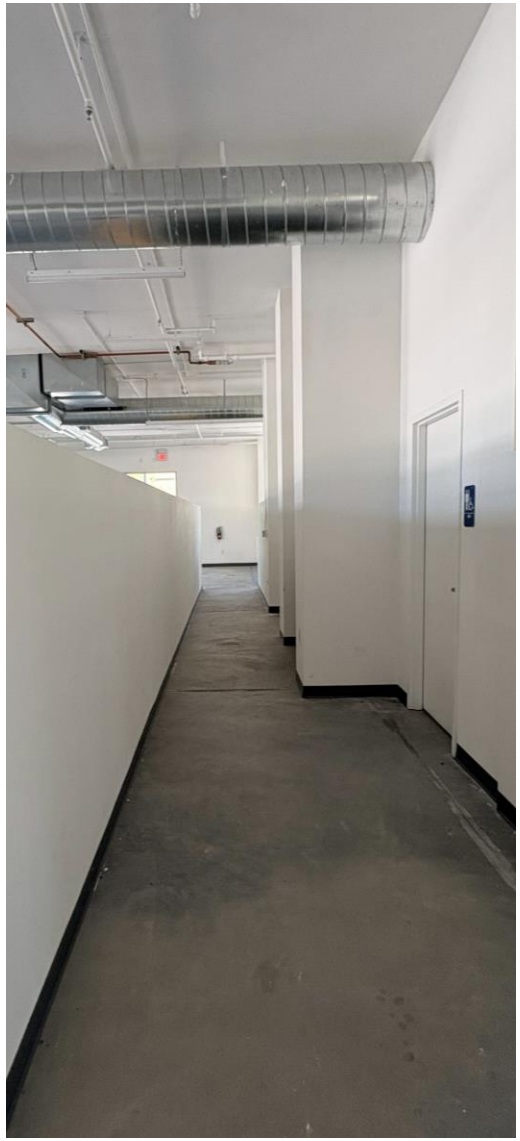
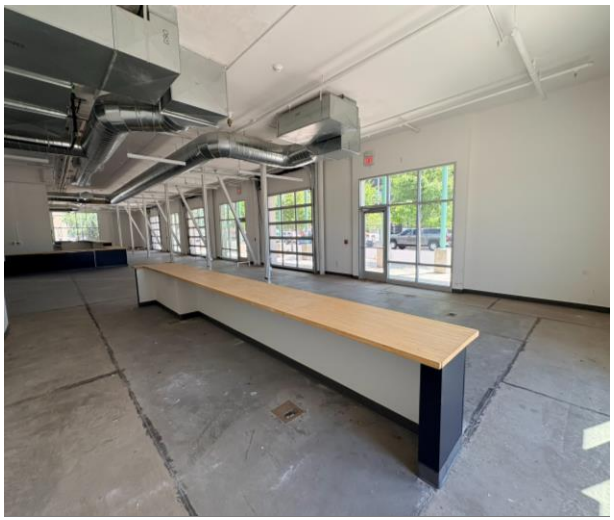
PROPERTY PHOTOS













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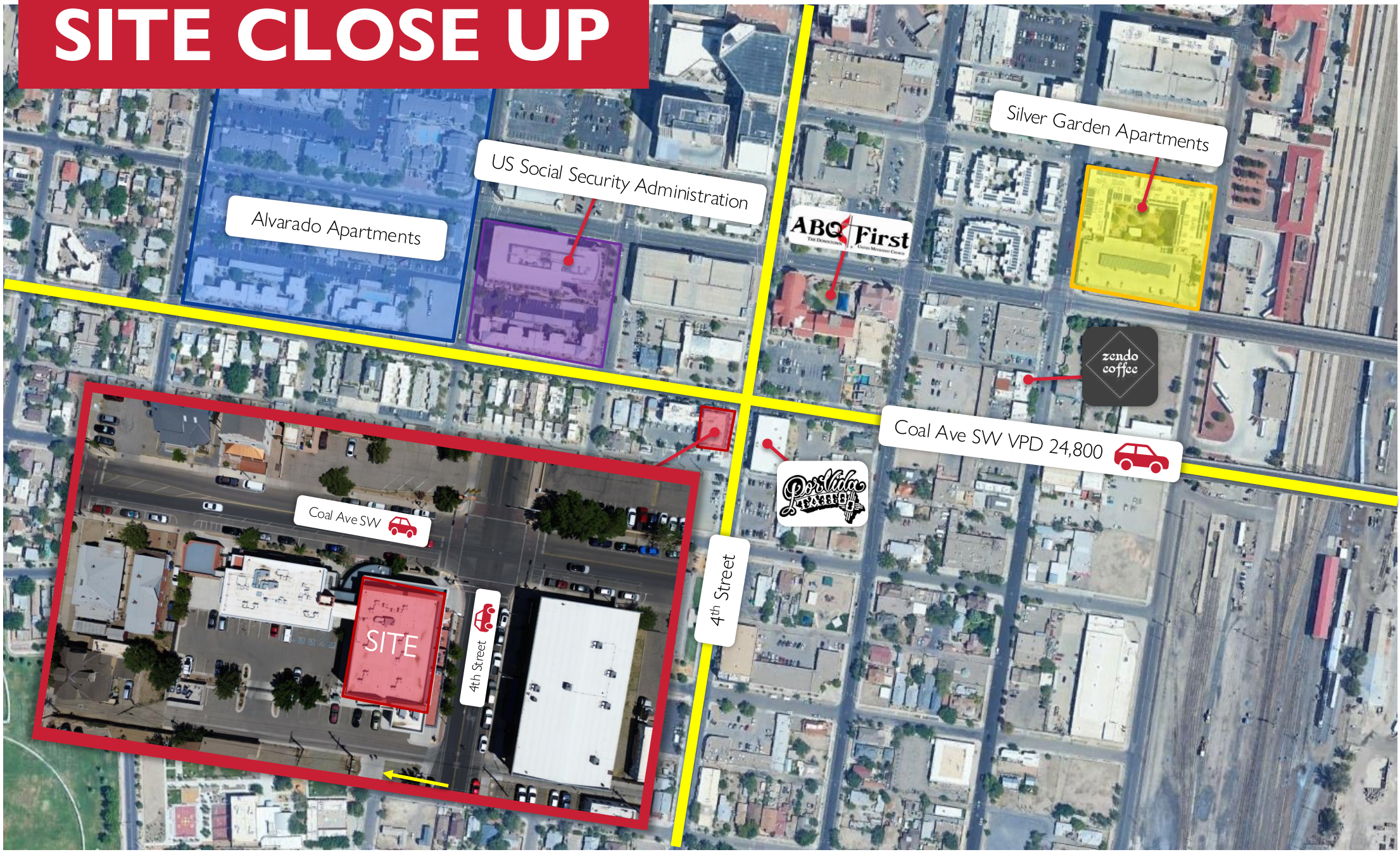
SITE CLOSE UP



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TRADE AREA



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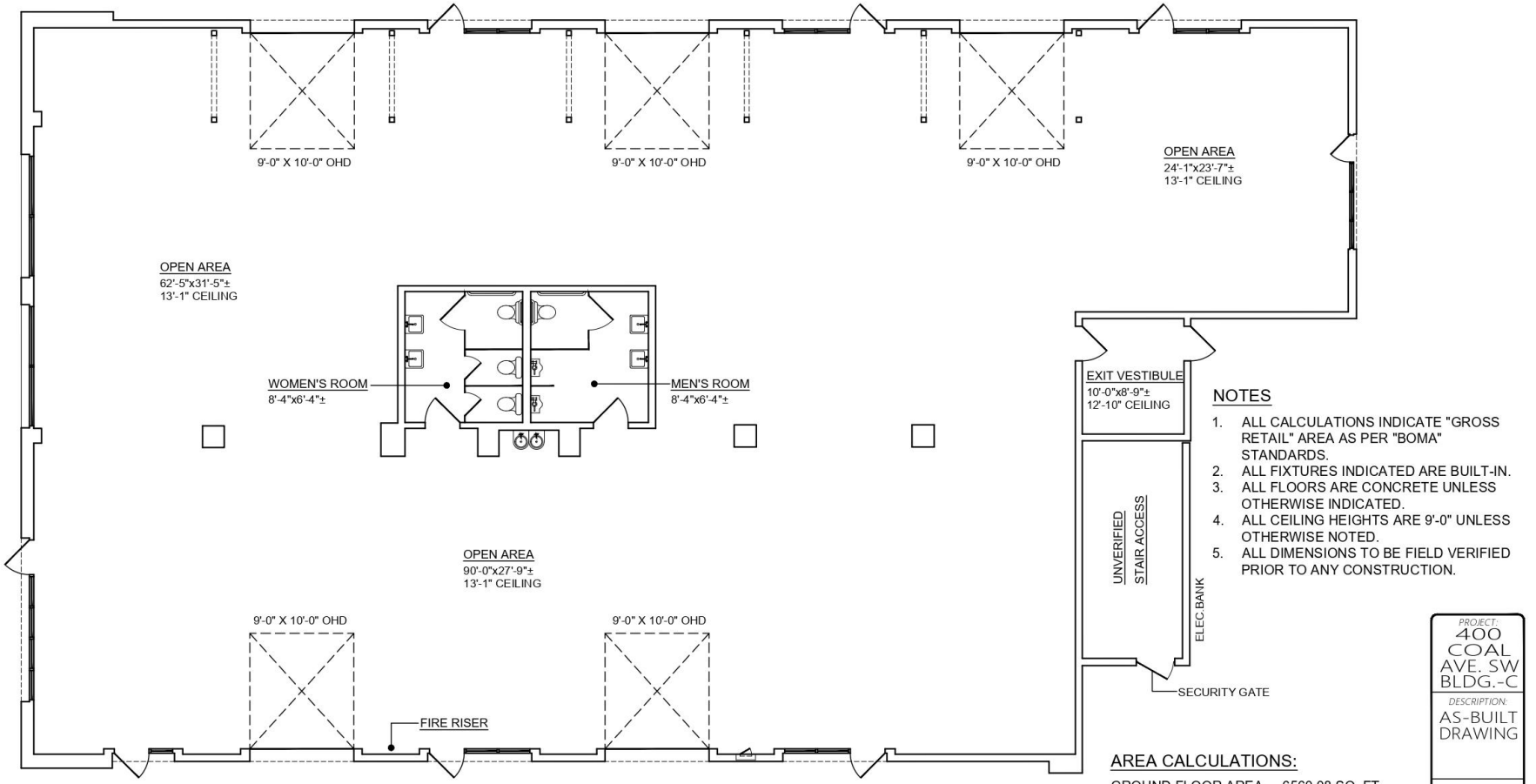
FLOORPLAN



GROUND FLOOR, COMMERCIAL SUITES

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CONCRETE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

GROUND FLOOR AREA 6560.08 SQ. FT.
(NOT INCLUDING UNVERIFIED STAIRWELL)

PROJECT: 400 COAL AVE. SW BLDG.-C
DESCRIPTION: AS-BUILT DRAWING
CLIENT: ZYDECO 66 DEVELOPMENT
SHEET # 03 OF 03
ORIENTATION
MEASURED BY JR.
DESIGNED BY N.A.
DRAFTED BY JR.
CHECKED BY P.M.
REVISED:
SCALE 1/8"=1'-0"
DATE 09/25/19
REFERENCE # 19110
YCD DESIGNS 505-899-1199

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DEMOGRAPHICS

*provided by the Missouri Census Data Center

AVERAGE HOUSEHOLD INCOME

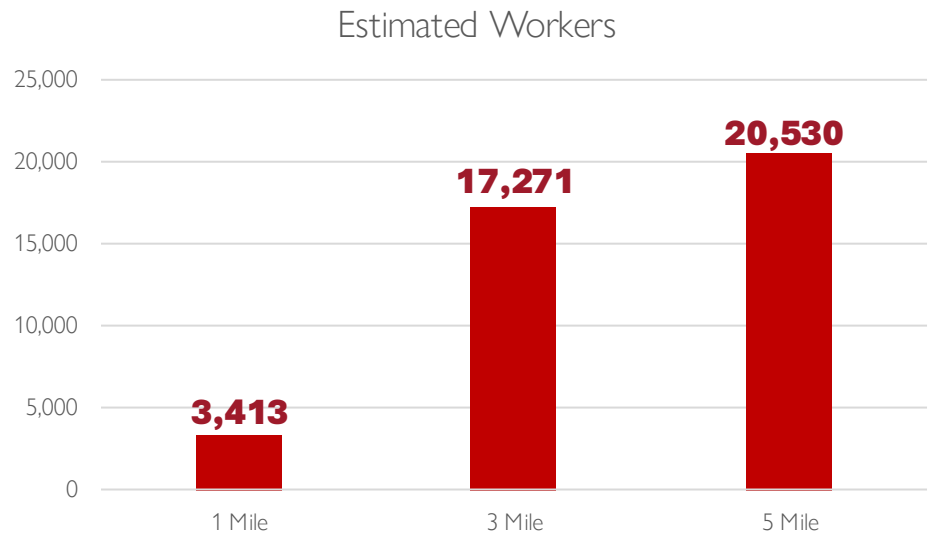
$76k

ESTIMATED HOUSEHOLDS

5-Mile Radius
14,701

3-Mile Radius
12,353

1-Mile Radius
2,562



POPULATION

1-Mile Radius
6,166
Median Age
38.2

3-Mile Radius
24,729
Median Age
34.8

5-Mile Radius
36,879
Median Age
35.5



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS

Population	Growth Since 2020	Median HH Income
924,160	0.99%	$53,936

2020 Estimates



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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



JOAQUIN ALINDOGAN Associate Broker

(505) 985-8181 / joaquin@go-absolute.net

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.

ABSOLUTE
Investment Realty

WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

Photograph Copyright Andria Barrenechea Absolute Investment Realty



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